

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 16, 2009**

Court convened at 9:30 a.m. in the courtroom located at 925 N. Spurgeon Street, Santa Ana, CA 92701. Panel members are Sills, P.J., Bedsworth, J., O'Leary, J., Fybel, J. and Ikola, J. Toni Cajigal deputy clerk attending.

G040277     JACQUELINE REEDY  
              v.  
              TODD BUSSELL

Merits. Cause called. Nate G. Kraut argued for appellant. Bernard A. Leckie argued for respondent. Cause submitted.

G039357     JANNA FELICIANO  
              v.  
              JOSE FELICIANO

Merits. Cause called. Marc J. Poster argued for appellant. Marjorie Fuller argued for respondent. Cause submitted.

G040167     GLORIA MALDONADO et al.  
              v.  
              MANOR OF THE CHRISTAIN & MISSIONARY et al.

Merits. Cause called. Ruben D. Frias argued for appellants. Allison A. Arabian argued for respondent Manor of the Christain & Missionary. Mark R. Phillip argued for respondent Gwen Neveu. Cause submitted.

G040626     CTG FORENSICS, INC.  
              v.  
              STEVEN L. ZELIG et al.

Merits. Cause called. Steven L. Zelig argued for appellants. Douglas M. Vickery argued for respondent. Cause submitted.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 16, 2009 (cont'd)**

G040880     MILES WHITAKER

v.

A & E TELEVISION NETWORKS et al.

Merits. Cause called. Jeffrey D. McFarland argued for appellants. Todd A. Green argued for respondent. Cause submitted.

Court declared a recess.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 16, 2009 (cont'd)**

Court reconvened at 1:30 p.m. in the courtroom located at 925 N. Spurgeon Street, Santa Ana, CA 92701. Panel members are Sills, P. J., Rylaarsdam, J., Aronson, J. and Ikola, J. Toni Cajigal deputy clerk attending.

G040248     JAMES LALIBERTE et al.  
              v.  
              PACIFIC MERCANTILE BANK

Merits. Cause called. Mark A. Ozzello argued for appellant. Sean P. O'Connor argued for respondent. Cause submitted.

G040931     JOHN SMEAD et al.  
              v.  
              MICHAEL DANZI

Merits. Cause called. James G. Bohm argued for appellant. Vicki A. Nash argued for respondents. Cause submitted.

G040582     JOSE DEL VALLE  
              v.  
              ELIZABETH DEL VALLE

Merits. Cause called. W. Rod Stern argued for appellant. Joshua M. Wolff argued for respondent. Cause submitted.

G040299     LARS ROULAND et al.  
              v.  
              PACIFIC SPECIALTY INSURANCE COMPANY

Merits. Cause called. Richard A. Jorgensen argued for appellants. Michelle L. Burton argued for respondent. Cause submitted.

G040493     JOHANNA KEIL  
              v.  
              CATHERINE KEIL

Merits. Cause called. Gene Williams argued for appellant. Roy Z. Silva argued for respondent. Cause submitted.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 16, 2009 (cont'd)**

G039932      ROY CAMMARANO et al.  
                 v.  
                 JOHN KRALICK et al.

Merits. Cause called. Jason P. Saccuzzo argued for appellants. Steven R. Yee argued for respondent John Kralick. Andrew C. Callari argued for respondent Robyn Ashley. Cause submitted.

Court declared a recess.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 16, 2009 (cont'd)**

G039775      HARWOOD CAPITAL      Not for publication  
INCORPORATED  
v.  
PETROMINERALS CORPORATION

Opinion filed. The judgment is affirmed in part, reversed in part and remanded.

FYBEL, J.

We concur:    SILLS, P. J.  
                     ARONSON, J.

G039990      THE PEOPLE  
v.  
T.B.

Order filed. Order granting partial publication.

IKOLA, J.

We concur:    MOORE, ACTING P. J.  
                     ARONSON, J.

G040516      THE PEOPLE  
v.  
ROBERT Q. FEENEY

Order filed. The above entitled cause is ordered submitted this date.

SILLS, P. J.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 16, 2009 (cont'd)**

G040763     GERALD H. FISHER  
              v.  
              BATIA FISHER

Order filed. Order modifying opinion; no change in judgment.

SILLS, P. J.

We concur:   RYLAARSDAM, J.  
                  IKOLA, J.

G041079     ORANGE COUNTY SOCIAL  
                 SERVICES AGENCY et al.  
              v.  
              J.B.

Order filed. The above entitled cause is ordered submitted this date.

SILLS, P. J.

G041370     D.M. et al.  
              v.  
              SUPERIOR COURT OF CALIFORNIA;  
              ORANGE COUNTY SOCIAL  
              SERVICES AGENCY; et al.

Order filed. Pursuant to C.R.C. rule 8.452(h)(2), the above entitled cause is ordered submitted this date.

SILLS, P. J.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 17, 2009**

Court reconvened at 9:30 a.m. in the courtroom located at 925 N. Spurgeon Street, Santa Ana, CA 92701. Panel members are Bedsworth, Acting P. J., Moore, J., Fybel, J. and Aronson, J. Toni Cajigal deputy clerk attending.

G039855     MARIA D.C. CORRALES  
                 v.  
                 LUIS C. CORRALES

Merits. Cause called. Nicolas J. Estrada argued for appellant. Howard C. Posner argued for respondent. Cause submitted.

G040214     WAYNE HETMAN  
                 v.  
                 RICHARD QUINTILONE

Merits. Cause called. R. Donald McIntrye argued for appellant. Richard E. Quintilone argued for respondent. Cause submitted.

G040806     PAULA KING  
                 v.  
                 KEVIN KING

Merits. Cause called. Peter M. Bochnewich argued for appellant. Gregory M. Bordo argued for respondent. Cause submitted.

G040895     EDITH HOGARD as Trustee, etc.  
                 v.  
                 JOHN HOGARD

Merits. Cause called. Ave Buchwald argued for appellant. Richard D. Keys argued for respondent. Cause submitted.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 17, 2009 (cont'd)**

G040161     ELECTRONIC FUNDS SOLUTIONS et al.  
                 v.  
                 MICHAEL MURPHY et al.

Merits. Cause called. L. Rachel Helyar argued for appellants. Einar Wm. Johnson argued for respondents. Submission deferred to allow additional briefing the appellants' supplemental brief shall be filed by March 27, 2009. Respondents' supplemental response brief shall be filed by April 3, 2009. To be submitted on April 3, 2009.

Court declared a recess.



**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 17, 2009**

Court reconvened at 1:30 p.m. in the courtroom located at 925 N. Spurgeon Street, Santa Ana, CA 92701. Panel members are Sills, P.J., O’Leary, J., Fybel, J. and Ikola, J. Toni Cajigal deputy clerk attending.

G040976     DENISE SMITH et al.  
                 v.  
                 KAREN FREUND et al.

Merits. Cause called. Barry B. Novack argued for appellants. Gregory J. Bramlage argued for respondents. Cause submitted.

G039696     JOEY SORIANO et al.  
                 v.  
                 TEMPLE-INLAND MORTGAGE CORPORATION

Merits. Cause called. Kate E. Gillespie argued for appellants. Henry Ben-Zvi argued for respondent. Cause submitted.

G040343     K.Q.  
                 v.  
                 L.W.

Merits. Cause called. Debra A. Opri argued for appellant. Marjorie Fuller argued for respondent. Cause submitted.

Court declared a recess.



**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 17, 2009 (cont'd)**

G039926      KENDALL HITE      Not for publication  
v.  
GEORGE VALVERDE, as director, etc.  
et al.

Opinion filed. The judgment is affirmed.

IKOLA, J.

We concur:   SILLS, P. J.  
                 RYLAARSDAM, J.

G039450      RANDY F. GATES      Not for publication  
v.  
RICH PFEIFFER

Opinion filed. The judgment is reversed and remanded.

SILLS, P. J.

We concur:   O'LEARY, J.  
                 MOORE, J.

G039946      THE PEOPLE      Not for publication  
v.  
ROBERTO G. CONTRERAS

Opinion filed. The judgment is affirmed as modified. Remanded for sentencing.

FYBEL, J.

We concur:   BEDSWORTH, ACTING P. J.  
                 O'LEARY, J.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 17, 2009 (cont'd)**

G040347      THE PEOPLE      Not for publication  
                 v.  
                 JARAMI D. WILLIAMS

Opinion filed. The judgment is affirmed in part, reversed in part and remanded.

IKOLA, J.

We concur: RYLAARSDAM, ACTING P. J.  
                 O'LEARY, J.

G040809      THE PEOPLE      Not for publication  
                 v.  
                 DARRYL W. QUINN

Opinion filed. The judgment is affirmed.

FYBEL, J.

We concur: O'LEARY, ACTING P. J.  
                 MOORE, J.

G041017      THE PEOPLE      Not for publication  
                 v.  
                 ERIC M. DENBY

Opinion filed. The judgment is affirmed.

IKOLA, J.

We concur: RYLAARSDAM, ACTING P. J.  
                 O'LEARY, J.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 17, 2009 (cont'd)**

G041201 THE PEOPLE Not for publication  
v.  
SAMUEL BENITEZ

Opinion filed. The judgment is affirmed.

RYLAARSDAM, J.

We concur: SILLS, P. J.  
O'LEARY, J.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 18, 2009**

Court reconvened at 9:30 a.m. in the courtroom located at 925 N. Spurgeon Street, Santa Ana, CA 92701. Panel members are Bedsworth, Acting P.J., Moore, J., and Fybel, J. Toni Cajigal deputy clerk attending.

G040361     THE PEOPLE  
              v.  
              JESSE PINTO

Merits. Cause called. Christian Buckley argued for appellant. Andrew Mestman, Deputy Attorney General argued for respondent. Cause submitted.

G041436     THE PEOPLE  
              v.  
              GIGI FAIRCHILD-LITTLEFIELD

Merits. Cause called. George O. Benton argued for appellant. Garrett Beaumont, Deputy Attorney General argued for respondent. Cause submitted.

G041437     THE PEOPLE  
              v.  
              MICHAEL A. HUGHES

Merits. Cause called. Matt Reilly, Deputy District Attorney argued for appellant. Dennis Cava argued for respondent. Cause submitted.

G039851     THE PEOPLE  
              &  
G041105     v.  
              OMAR MEJIA

Merits. Cause called. Patricia L. Brisbois argued for appellant. Emily Hanks, Deputy Attorney General argued for respondent. Cause submitted.

Court declared a recess.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 18, 2009 (cont'd)**

Court reconvened at 1:30 p.m. in the courtroom located at 925 N. Spurgeon Street, Santa Ana, CA 92701. Panel members are Sills, P.J., Rylaarsdam, J., Moore, J., and Ikola, J. Toni Cajigal deputy clerk attending.

G040238     KATHLEEN STRONG  
              v.  
              ALI BEYDOUN et al.

Merits. Cause called. Michael G. York argued for appellants. Kathleen Strong argued for respondent. Cause submitted.

G041101     JUAN LOZADO  
              v.  
              SUPERIOR COURT; THE PEOPLE

Merits. Cause called. Joshua C. Needle argued for petitioner. Craig McKinnon argued for real party in interest. Cause submitted.

G039792     THE PEOPLE  
              v.  
              ANGEL M. SANDOVAL

Merits. Cause called. Sally P. Brajevich argued for appellant. John R. Maxfield, Deputy District Attorney argued for respondent. Submission deferred to allow appellant to file a supplemental brief by April 27, 2009 and respondent to file a supplemental brief by May 8, 2009. The matter will be submitted on May 8, 2009.

G040585     DANIEL BOYD  
              v.  
              CARRIE GEDDES

Merits. Cause called. Alexandria C. Phillips argued for appellant. Stephan J. Kaufman argued for respondent. Cause submitted.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 18, 2009 (cont'd)**

G040202     CENTURY 21 CHAMBERLAIN & ASSOCIATES  
                 v.  
                 LISA HABERMAN

Merits. Cause called. Lisa Haberman argued for appellant. Darin L. Wessel argued for respondent. Cause submitted.

G039800     THE PEOPLE  
                 v.  
                 VICTOR M. CASTANEDA

Merits. Cause called. Christian Buckley argued for appellant. Andrea Robinson, certified law student argued for respondent with Marissa Bejarano as the supervising Deputy Attorney General. Cause submitted.

Court declared a recess.



**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 18, 2009 (cont'd)**

G038819     THE PEOPLE  
              v.  
              DANIEL R. ESPINOZA et al.

Order filed. Pursuant to rule 8.256(e)(1) C.R.C. submission of the above matter is hereby vacated and the cause resubmitted as of this date for the period allowed by law. The reason submission is vacated is to allow additional time for the preparation of the court's opinion.

SILLS, P. J.

We concur: BEDSWORTH, J.  
              FYBEL, J.

G039975     THE PEOPLE  
              v.  
              JAVIER C. RUIZ

Order filed. The above entitled cause is ordered submitted this date.

SILLS, P. J.

G040039     THE PEOPLE  
              v.  
              FRANK BAEZ

Order filed. The above entitled cause is ordered submitted this date.

SILLS, P. J.

G040061     THE PEOPLE  
              v.  
              WALTER C. COMMINEY

Order filed. The above entitled cause is ordered submitted this date.

SILLS, P. J.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 18, 2009 (cont'd)**

G040155     THE PEOPLE  
              v.  
              JOE L. GONZALES

Order filed. The above entitled cause is ordered submitted this date.

SILLS, P. J.

G040179     THE PEOPLE  
              v.  
              JAKE G.

Order filed. The above entitled cause is ordered submitted this date.

SILLS, P. J.

G040302     THE PEOPLE  
              v.  
              ANDY FLORES

Not for publication

Opinion filed. The judgment is affirmed.

ARONSON, J.

We concur:   O'LEARY, ACTING P. J.  
                  IKOLA, J.

G040323     JEFFREY O. JOYNER  
              v.  
              JERRY LAZZARESCHI

Not for publication

Opinion filed. The judgment is affirmed.

ARONSON, J.

We concur:   MOORE, ACTING P. J.  
                  FYBEL, J.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 18, 2009 (cont'd)**

G040451     THE PEOPLE  
              v.  
              ANGEL C. CHAVEZ

Order filed. The above entitled cause is ordered submitted this date.

SILLS, P. J.

G040461     THE PEOPLE  
              v.  
              FRANK R. MALLORY

Order filed. The above entitled cause is ordered submitted this date.

SILLS, P. J.

G040466     WAYNE CARTER  
              v.  
              RYAN MARSHALL et al.

Order filed. The above entitled cause is ordered submitted this date.

SILLS, P. J.

G040663     THE PEOPLE  
              v.  
              FRANK AHUMADA et al.

Order filed. The above entitled cause is ordered submitted this date.

SILLS, P. J.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 18, 2009 (cont'd)**

G040675      KWIKSET CORPORATION et al.

v.

SUPERIOR COURT; JAMES BENSON et al.

Order filed. The petition for rehearing is denied.

RYLAARSDAM, J.

We concur:   SILLS, P. J.  
                  BEDSWORTH, J.

G040870      ALAN T.S.

Not for publication

v.

SUPERIOR COURT; MARY E.T.

Opinion filed. The petition is denied.

SILLS, P. J.

We concur:   ARONSON, J.  
                  IKOLA, J.

G040982      ORANGE COUNTY SOCIAL  
SERVICES AGENCY

Not for publication

v.

D.D.

Opinion filed. The order is reversed and remanded with directions.

ARONSON, J.

We concur:   MOORE, ACTING P. J.  
                  IKOLA, J.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 18, 2009 (cont'd)**

G040988     DARBY CALWELL  
              v.  
              SUSAN A. CALWELL

Order filed. The above entitled cause is ordered submitted this date.

SILLS, P. J.

G041034     ALAN T.S., JR.  
              v.  
              SUPERIOR COURT; MARY T.

Certified for publication

Opinion filed. The petition is granted.

SILLS, P. J.

We concur:    ARONSON, J.  
                      IKOLA, J.

G041455     THE PEOPLE  
              v.  
              GABRIEL M. BROTONS

Order filed. The above entitled cause is ordered submitted this date.

SILLS, P. J.

G041461     THE PEOPLE  
              v.  
              DARRELL E. ADAMS

Order filed. The above entitled cause is ordered submitted this date.

SILLS, P. J.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 19, 2009**

Court reconvened at 9:30 a.m. in the courtroom located at 925 N. Spurgeon Street, Santa Ana, CA 92701. Panel members are Rylaarsdam, Acting P. J., Bedsworth, J., and Aronson, J. Shahira Naqshbandy deputy clerk attending.

G040545     M. F. MISSION VIEJO  
                 v.  
                 MISSION FOOTHILL ASSOCIATES ET AL.

Merits. Cause called. Becky S. Walker argued for appellants. David A. Simon argued for respondent. Cause submitted.

G039693     DANOVAN NGUYEN  
                 v.  
                 CHRISTOPHER NGUYEN ET AL.

Merits. Cause called. Thomas C. Nguyen argued for appellant. Paul J. Christensen argued for respondents. Cause submitted.

G040618     NEWPORT PROPERTIES LLC  
                 v.  
                 DANIEL STERLING ET AL.

Merits. Cause called. Stephen P. Arnot argued for appellant. Richard W. Millar, Jr. argued for respondents. Cause submitted.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 19, 2009 (cont'd)**

G039051     AMERICAN AUTOMOBILE INSURANCE COMPANY  
                 v.  
                 JOSEPH BARTHOLOMEW ET AL.

Merits. Cause called. Madison S. Spach, Jr. argued for appellants Senna Investments et al. Merak Eskigian argued for appellant, Joseph Bartholomew. Paul S. White argued for respondent. Cause submitted

G040346     WILLIAM SEAY  
                 v.  
                 MARIA FERRANTE

Merits. Cause called. Shaune B. Arnold argued for appellant. Irene L. Kiet argued for respondent. Cause submitted.

Court declared a recess.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 19, 2009 (cont.)**

Court reconvened at 1:30 a.m. in the courtroom located at 925 N. Spurgeon Street, Santa Ana, CA 92701. Panel members are O’Leary, Acting P. J., Moore, J., and Fybel, J. Denise Massey deputy clerk attending.

G040536     MARGARET K. MAAS  
                 v.  
                 RICK GILLILAND ET AL.

Merits. Cause called. Appellant Margaret K. Maas argued in pro pria persona. Julie R. Beaton argued for respondents. Cause submitted.

G040905     ORANGE COUNTY SOCIAL SERVICES AGENCY ET. AL.  
                 v.  
                 J.C.

Merits. Cause called. Robert F. McLaughlin argued for appellant. Debbie Torrez, Deputy County Counsel argued for Orange County Social Services Agency. Paul De Quattro, Deputy Public Defender argued for respondent, M.D. Brent Riggs argued for minor. Cause submitted.

G039955     JAMES M. HARM ET. AL.  
                 v.  
                 WAYNE T. HETMAN

Merits. Cause called. Andrew D. Weiss argued for appellant and cross-respondent. Richard A. Jones argued for respondents and cross-appellants. Submission deferred. Cause to be submitted at a later date pending further order of this court.

G040454     JAMES M. HARM ET AL.  
                 v.  
                 WAYNE T. HETMAN.

Merits. Cause called. Richard A. Jones argued for appellants. Andrew D. Weiss argued for respondent. Submission deferred. Cause is to be submitted at a later date pending further order of this court.



**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 19, 2009 (cont'd)**

G038734, AUGUST B. DOPPE  
G039274, v.  
& BENTLEY MOTORS, INC.  
G039624

Merits. Cause called. Steven Brower argued for appellant. Jonathon Kaplan argued for respondent. Cause submitted.

G039922 AUGUST B. DOPPE  
v.  
BENTLEY MOTORS, INC.

Merits. Cause called. Jonathon Kaplan argued for appellant. Steven Brower argued for respondent. Cause submitted.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 19, 2009 (cont'd)**

G039851     THE PEOPLE  
              v.  
              OMAR G. MEJIA

G041105     In re OMAR G. MEJIA

Order filed. Pursuant to rule 8.256(e)(1) of the C.R.C. submission of the above matter is hereby vacated and the parties are invited to file supplemental letter briefs no later than April 3, 2009. The matter will be resubmitted on April 2, 2009.

BEDSWORTH, ACTING P. J.

We concur:    MOORE, J.  
                  FYBEL, J.

G039877     KENNETH R. MELTON  
              v.  
              FIRST WESTERN CORPORATION et al.

Order filed. The petition for rehearing is denied.

ARONSON, J.

We concur:    SILLS, P. J.  
                  IKOLA, J.

G040033     PATRICK CROSBY  
              v.  
              SOUTH ORANGE COUNTY  
              COMMUNITY COLLEGE DISTRICT

Order filed. Order modifying opinion, granting request for partial publication and denying petition for rehearing; no change in judgment.

ARONSON, J.

We concur:    RYLAARSDAM, ACTING P. J.  
                  O'LEARY, J.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 19, 2009 (cont'd)**

G040315     THE PEOPLE  
              v.  
              RICHARD JUNG

Order filed. The above entitled cause is ordered submitted this date.

RYLAARSDAM, ACTING P. J.

G040466     WAYNE CARTER  
              v.  
              IRES COMPANY et al.

Not for publication

Opinion filed. The judgment is reversed.

RYLAARSDAM, ACTING P. J.

We concur:    ARONSON, J.  
                      IKOLA, J.

G041451     D.S.  
              v.  
              SUPERIOR COURT; ORANGE COUNTY  
              SOCIAL SERVICES AGENCY et al.

Order filed. Pursuant to C.R.C. rule 8.452(h)(2), the above entitled cause is deemed submitted March 19, 2009.

SILLS, P. J.

**State of California, Court of Appeal  
Fourth Appellate District, Division 3  
March 20, 2009**

G039285      SUSAN HERRON      Not for publication  
                 v.  
                 JACK L. HERRON

Opinion filed. The postjudgment order is reversed and remanded with directions.

IKOLA, J.

We concur:   O’LEARY, ACTING P. J.  
                 ARONSON, J.

G039831      THE PEOPLE      Not for publication  
                 v.  
                 ANDRES RODRIGUEZ

Opinion filed. The judgment is affirmed.

MOORE, J.

We concur:   RYLAARSDAM, ACTING P. J.  
                 IKOLA, J.

G040493      JOHANN KEIL      Not for publication  
                 CATHERINE KEIL  
                 v.  
                 BEST, BEST & KRIEGER et al.

Opinion filed. The order is affirmed.

RYLAARSDAM, ACTING P. J.

We concur:   ARONSON, J.  
                 IKOLA, J.